

## Analysis of Survey Results

### House Price Survey Comparisons Since 1998

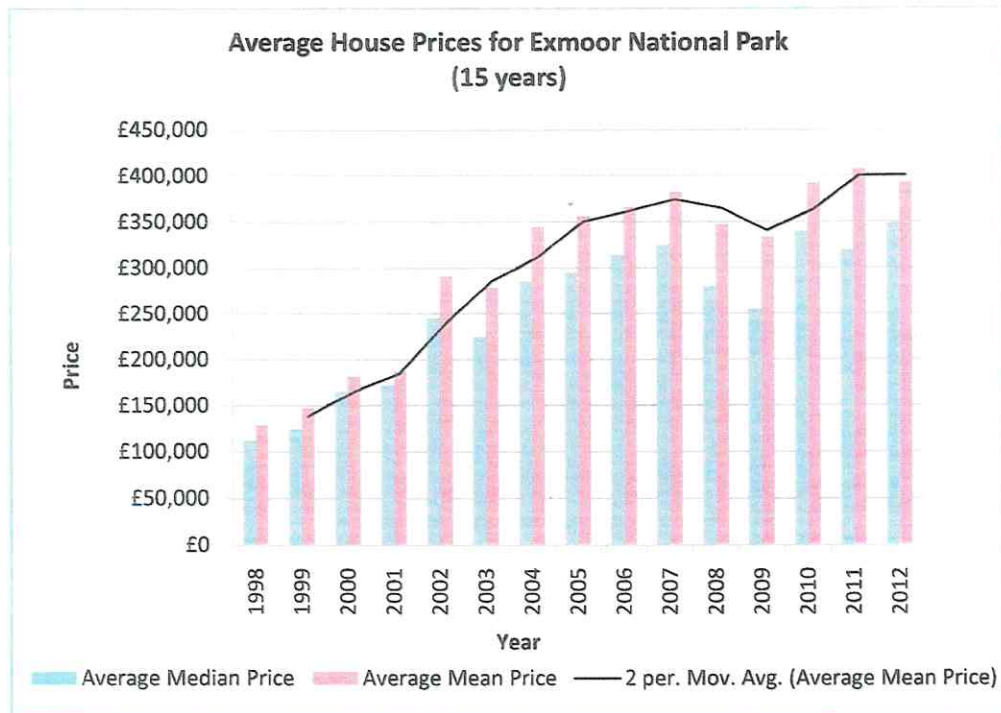


Chart 1: Average House Prices for Exmoor National Park

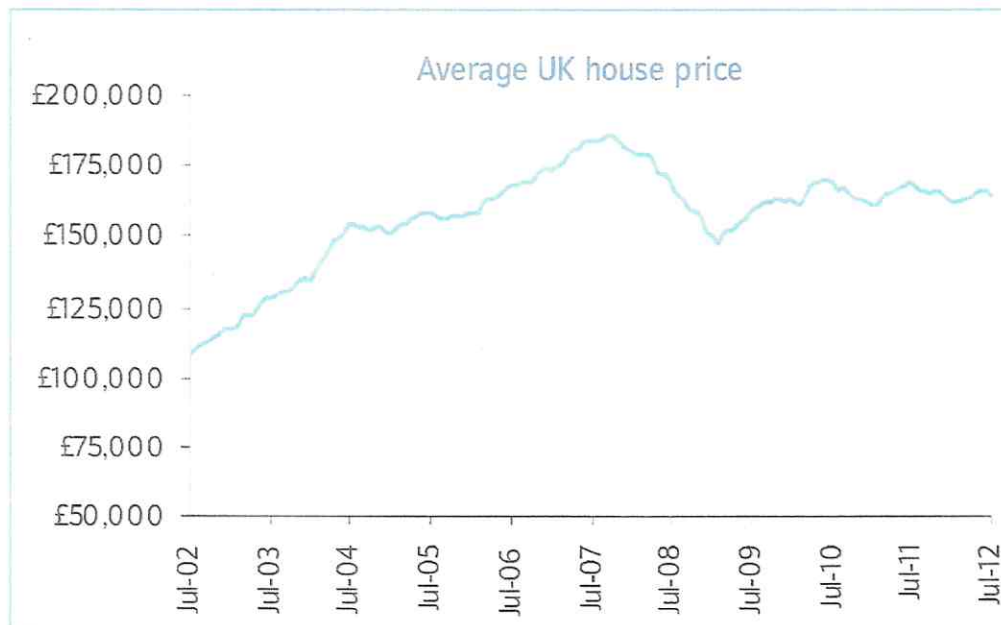


Chart 2: Average UK house price<sup>6</sup>

<sup>6</sup> Nationwide House Price Index (July 2012) <http://www.nationwide.co.uk/hpi/reports/archive.htm>

Exmoor National Park Authority Annual House Price Survey 2012

Year	No. of houses	Average Median Price	% Change	Average Mean Price	% Change
1998	187	£112,500	-	£128,882	-
1999	104	£124,950	11	£146,822	13.9
2000	113	£165,000	32	£181,700	23.8
2001	119	£172,000	4.2	£187,603	3.3
2002	92	£245,000	42.4	£290,980	55.1
2003	90	£225,000	-8.2	£278,372	-4.3
2004	95	£285,000	26.7	£344,200	24
2005	102	£295,000	3.5	£356,379	3.5
2006	177	£314,500	6.6	£366,159	2.7
2007	186	£325,000	3.3	£382,241	4.4
2008	216	£280,000	-13.8	£346,596	-9.3
2009	129	£255,000	-8.9	£333,398	-3.8
2010	188	£339,750	33.2	£391,987	17.6
2011	231	£320,000	-5.8	£406,794	3.8
2012	181	£349,500	9.2	£392,555	-3.5
Overall increase ( 15 yrs)		Median	311%	Mean	305%

Table 1: House Price Survey Comparisons since 1998

Chart 1 (p.4) and Table 1 above illustrate the year on year house price changes shown by the 15 Exmoor National Park Authority House Price Surveys undertaken since 1998.

This year's survey has shown a reduction of 3.5% in mean house prices within the National Park since the last survey. Nationally there has been a 2.6% reduction in house price over the last 12 months. This reduction follows trends in the wider economy which contracted by 1.4% in the 9 months leading up to July 2012 (Charts 1 and 2; p.4)<sup>7</sup>.

The Land Registry House Price Index report for July 2012<sup>8</sup> shows an annual price increase of 0.7% in house prices in England and Wales with the average house price standing at £163,346. The South West had a lower than average annual change in house prices with a decrease of 1.3% but with a higher than average house price of £172,159.

<sup>7</sup> Nationwide House Price Index (July 2012) <http://www.nationwide.co.uk/hpi/reports/archive.htm>

<sup>8</sup> Land Registry House Price Index report for July 2012: <http://www.landregistry.gov.uk/public/house-prices-and-sales>

**1. KEY FINDINGS**

<b>2014 Mean Average Sales Price</b>	<b>£279,198</b>
<b>2014 Median Average Sales Price</b>	<b>£233,500</b>

The mean average sales price for 2014 was 2.8% lower than 2013, whilst the median average was 4.7% lower.

The Exmoor National Park Authority Annual House Price Survey 2014 records the average house price within the National Park, based on the price paid data released by the Land Registry for all sales within the National Park during 2014 calendar year.

From 1998 until 2013 the average house prices for the National Park were based on asking prices for all dwellings marketed in the National Park during a two week period in July. The 2013 House Price Survey was the first to contain both average house prices for 'asking prices' and the average for 'price paid' (sale prices) during 2013 based on Land Registry Data.

The mean average house price sales figures for 2013 and 2014 illustrate a markedly lower overall average compared with the average asking price of previous years (see figure 2).

